

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY THAT THE  
SUMNER STREET PUBLIC HOUSING URBAN RENEWAL AREA IS AN ELIGIBLE  
URBAN RENEWAL AREA UNDER FEDERAL AND STATE LAW.

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority"), is a public body corporate and politic duly organized and existing under Chapter 121B of the Massachusetts General Laws and having its usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies and inspections of an area in the City of Boston known as the Sumner Street Public Housing Urban Renewal Area (hereinafter called the "Project Area") and described in Exhibit A attached hereto and made a part hereof in connection with the preparation of an Urban Renewal Plan therefor; and

WHEREAS, the Authority has after due and proper notice, held a public meeting with respect to the Project Area and at said hearing received and heard extensive evidence, views and opinions with respect to the Project Area and its conditions; and

WHEREAS, there was submitted to the Authority at this meeting an Application to the Department of Housing and Urban Development for Loan and Grant, which included a Project Area Report, referred to as Code No. R-212, describing the surveys and studies undertaken in the Project Area, the criteria used to determine the condition of structures in the Project Area; and

WHEREAS, there was also submitted to the Authority at this meeting a memorandum from the Director dated March 19, 1970, entitled "Eligibility of the Sumner Street Public Housing Urban Renewal Area"; and

WHEREAS, the Authority has considered and reviewed the afore-said evidence, views, opinions, Project Area Report, and memorandum, and other evidence and opinions as to the character and conditions of the Project Area submitted by members of the Authority's staff;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the character and conditions of the Project Area as described in said Project Area Report and said memorandum of March 19, 1970, do exist; and



2. That clearance and redevelopment are warranted under said Title I, as shown on Map 5 of said Application for Loan and Grant in that all ten of the buildings (100%) are structurally substandard to a degree requiring clearance; and

3. That the following particular facts are found to exist:

- a. 100% of the 10 buildings in the Project Area are out of repair, physically deteriorated, or in need of major maintenance or repair as evidenced by -
  - 1) roof material, gutters, and flashing deteriorated or missing;
  - 2) flooring and stair material worn, loose or missing;
  - 3) floors warped and deteriorated;
  - 4) windows and doors deteriorated;
  - 5) chimney in need of pointing or replacement;
  - 6) evidence of dampness penetration in basement, and interior walls;
  - 7) lack of adequate fire protection; fire escapes broken;
  - 8) electrical service and wiring inadequate;
  - 9) sanitary facilities, heating system inoperable; and
- b. All of the 10 buildings (100%) in the Project Area contain building deficiencies in the form of deteriorating conditions because of defects not correctable by normal maintenance; and
- c. The Project Area contains two environmental deficiencies, as follows:
  - (1) Obsolete buildings types, such as large warehouses or other industrial buildings which through lack of use or maintenance have a blighting influence.

The multi-story warehouse buildings no longer meet the needs of present day industrial activities. Extensive defects and the lack of elevators in all of the buildings made them unsuitable for improvement or conversion to public housing.

- (2) Detrimental land uses or conditions, such as incompatible uses, structures with mixed use, or adverse influences from noise, smoke, or fumes.

The majority of the buildings are vacant or grossly underutilized and one has been severely damaged by fire. Lack of adequate maintenance is prevalent among most of the buildings and this further adversely affects the nearby residential properties.

- d. The foregoing building and environmental deficiencies are present throughout the Project Area.

4. That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are vacant and, under existing conditions, it is improbable that the buildings will be replaced; and because of obsolete building types, such as large warehouses or other industrial buildings, and because of detrimental land uses or conditions, such as incompatible uses, structures with mixed use or adverse influences from noise, smoke or fumes, make it improbable that the area will be redeveloped by the ordinary operations of private enterprise; and the Project Area is a substandard area by reason of dilapidation, faulty arrangements and design, lack of ventilation, light and sanitation facilities are detrimental to the safety, health, morals, welfare and sound growth of the community.